

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development

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November 3, 2004

Mr. Darrell George
City Manager
City of Duarte
1600 Huntington Drive
Duarte, CA 91010

Dear Mr. George:

RE: Review of the City of Duarte's Adopted Housing Element

Thank you for submitting Duarte's housing element adopted August 24, 2004 and received for review on September 7, 2004. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

As you know, the Department's August 13, 2004 review found the City of Duarte's revised draft element addressed the statutory requirements of housing element law. As the adopted element is substantially the same as the draft, we are pleased to find the adopted element in compliance with State housing element law (Article 10.6 of the Government Code). The Department commends the City of Duarte for its programmatic efforts to provide housing for all segments of the community, such as the commitment to establish formal reasonable accommodation procedures and efforts to encourage the development of housing for all income levels through deviations in the development standards for affordable housing projects.

The Department wishes Duarte success in implementing its housing element and looks forward to following the City's progress through the annual general plan reports pursuant to Government Code Section 65400. The Department appreciates Duarte's efforts in revising the housing element to comply with State law and making a commitment to proactively address its housing needs.

Also, for your information, upon completion of an amended or adopted housing element, a local government is responsible for distributing a copy of the element to area water and sewer providers (Government Code Section 65589.7). This section of the law requires public and/or private water and wastewater providers give a priority to proposed housing development projects for lower-income households in their current and future resource or service allocations. Local public and/or private water and sewer providers must grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing.

If we can provide assistance to the City in implementing the housing element or should you have additional questions, please contact Jennifer Seeger, of our staff, at (916) 322-4263.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,



Cathy E. Creswell
Deputy Director

cc: Art Rangel, Consultant, Economic Development Specialists
Ed Cox, Planning Manager, City of Duarte
Mark Stivers, Senate Committee on Housing & Community Development
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates
Fair Housing Council of the San Fernando Valley
Mark Johnson, Legal Aid Foundation of Los Angeles
Dennis Rockway, Legal Aid Foundation of Long Beach
Chancela Al-Mansour, Los Angeles County Neighborhood Legal Services
Karen Warner, Karen Warner Associates
Min Chang, Neighborhood Legal Services of Los Angeles County
Michael Bodaken, San Fernando Valley Neighborhood Legal Services
Veronica Tam, Cotton, Bridges and Associates
David Booher, California Housing Council
Jonathan Lehrer-Graiwer, Attorney at Law
Ana Marie Whitaker, California State University Pomona
Joe Carreras, Southern California Association of Governments
Won Chang, Attorney at Law, Davis and Company
Jacob Lieb, Southern California Association of Governments
Lynne Fishel, Building Industry Association